



Wylie Planning and Zoning Commission

Minutes
Wylie Planning & Zoning Commission
Tuesday February 2, 2016 – 6:00 pm
Wylie Municipal Complex – Council Chambers
300 Country Club Road, Building 100

CALL TO ORDER

Ms. Renae' Ollie called the meeting to order due to Chair Ron Smith and Vice Chair Dennis Larson were both absent. The Commissioners were asked to vote for Interim Chair.

Commissioner Mike McCrossin made a motion and Commissioner David Williams seconded the motion to appoint Commissioner Randy Owens as Interim Chair. Motion carried 4 -1, with Commissioner Owens abstaining.

Interim Chair Randy Owens called the meeting to order at 6:03 PM. In attendance were: Chair Owens, Commissioner Mike McCrossin, Commissioner Sonia Ahmed, Commissioner David Williams and Commissioner Jerry Stiller. Those absent were Commissioner Ron Smith and Commissioner Dennis Larson.

Staff present was Renae' Ollie, Planning Director, Jasen Haskins, Sr Planner, Kevin Molina, Planner and Mary Bradley, Administrative Assistant.

INVOCATION & PLEDGE OF ALLEGIANCE

Commissioner McCrossin gave the Invocation and Commissioner Stiller led the Pledge of Allegiance.

CITIZENS COMMENTS

Chair Owens opened the Citizens Participation. With no one approaching the Commissioners, Chair Owens closed the Citizens Participation.

CONSENT ITEMS

1. Consider and act upon approval of the Minutes from the January 19, 2016, Regular Meeting.

Board Action

A motion was made by Commissioner McCrossin and seconded by Commissioner Stiller to approve the minutes for January 19, 2016, as submitted. Motion carried 5 – 0.

REGULAR AGENDA

Public Hearing

Public Hearing 1 – Zoning Case 2016-02 – Woodbridge North

Hold a Public Hearing to consider, and act upon, a recommendation to the City Council regarding an amendment to PD 2006-01 to allow R5.5 and R8.5 zoning categories for single-family residential development on approximately 104.82 acres, generally located between McCreary Road and Springwell Parkway approximately 1200 feet south of FM 544. **ZC 2016-02.**

Staff Presentation

Mr. Haskins stated that the applicant is requesting the item to be tabled until the March 1, 2016 Planning and Zoning Meeting. The applicant is submitting proposal to the Parks Board on February 8, 2016. The Parks Board will consider the dedication and park improvements, including the possibility of constructing a hike and bike trail with the Oncor property that runs east-west through the proposed subdivision.

The property is north adjacent to the old landfill, and south adjacent to Regency Business Park.

Twenty-Three notifications were mailed, and no responses were received in favor or in opposition.

Public Comments

Chair Owens opened the Public Hearing.

No one approached the Commissioners.

Board Action

A motion was made by Commissioner Stiller, and seconded by Commissioners Ahmed, to table the Zoning Case 2016-02 to the March 1, 2016 Regular Meeting. Motion carried 5 – 0.

Public Hearing 2 – Zoning Case 2016-03 – All-Storage Facility

Hold a Public Hearing and consider, and act upon a recommendation to the City Council regarding a change of zoning from Commercial Corridor (CC) and Light Industrial (LI) to Planned Development-Light Industrial (PD-LI) to allow for proposed Mixed Use Development for retail and self-storage use on 6.25 acres, generally located southeast of SH 78 between Century Way and old Alanis Drive. **ZC 2016-03.**

Staff Presentation

Ms. Ollie stated that the applicant is requesting the item to be tabled until February 16, 2016, in order to modify the plans and elevations that will reflect enhanced landscaping and exterior features.

The applicant is requesting change of zoning for proposed 9,300 square foot commercial retail space and 106,800 gross square foot of self-storage along the frontage of Highway 78 on approximately two and half acres.

Eleven notifications were mailed to surrounding property owners. One response received in favor and one response received in opposition of the request was received.

Public Comments

Chair Owens opened the Public Hearing.

Mr. Bill Swisher, 4422 Scenic Circle, Garland, Texas spoke in opposition of the request. Mr. Swisher encouraged the Commissioners and Staff to refer to Self-Storage Almanac regarding economics and demographics, quarterly occupancy and rental rates, as well as other benchmarking statistics and data. He further stated that within two and two half mile radius of the proposed facility there are eleven self-storage facilities.

Board Action

A motion was made by Commissioner Stiller, and seconded by Commissioners McCrossin, to table Zoning Case 2016-03 until February 16, 2016 Regular Meeting. Motion carried 5 – 0.

Public Hearing 3 – Zoning Case 2016-04

Hold a Public Hearing and consider a recommendation to the City Council, amending PD 2014-42 & Concept Plan of the Estates of Creekside to decrease the front yard setback a maximum of five feet for floor plans with an in-side or outside swing garage, provided the garages for the dwellings are in a swing configuration and any garages that does face the street is not less than the minimum front yard setback of 20 feet in Tract A and 25 feet in Tract B. The property is generally located south of Parker Road and approximately ½ mile west of Country Club Road. **ZC 2016-04**

Staff Presentation

Mr. Molina stated that the Kingsbridge development is located south of Parker Road and west of Country Club Road. The applicant is requesting a reduction of the front yard setback by five feet for properties that have inside or outside swing garages. The applicants request will only apply to inside or outside swing garages only. Any garages facing the street will comply with planned development standard minimum front yard setback.

The Planned Development Ordinance 2014-42, proposes two different lot layouts; Tract A is 10,000 square foot lot with a minimum of 2,000 square foot and Tract B is 12,000 square foot lot with a minimum of 2,400 square foot dwelling unit. The PD The front yard setback for Tract A is 20 feet and 25 feet for Tract B. The request would lower the setback on Tract A to 15 feet and 20 feet for Tract B. The reduction for the front yard setback with inside or outside swing garage will allow for more rear yard.

Staff has acquired additional information from the fire marshal that has explained that closer setbacks to the street are actually better for the fire departments access. Staff

does not believe that approving these setbacks will negatively affect the character of the neighborhood.

The definition of an inside or outside swing garage is when a house has a garage facing the side.

Nine notifications were mailed. Two responses were returned in favor of the request and no responses were received in opposition.

Board Discussion

Matt Alexander, 8750 N. Central Expressway, Suite 1735, Dallas, Texas gave a presentation to the Commissioners, stating that the request is for garages facing the side, which are inside or outside swing garages. The garages that face the street will meet the requirements within the Planned Development.

In 2014 the square footage for the depth was increased to allow larger homes. The homeowners are now wanting larger rear yards and smaller front yards. The proposal will reduce the front yard setback by five feet for houses that have an inside or outside swing garage. This will allow for 25 foot or 28 foot rear yard which pulls the elevations closer to the street, if the garages are inside or outside swing configuration.

Mr. Alexander further explained that the inside or outside swing garages create an architectural relief from the front façade. The design of the homes without the swing garages look more of a box or a flat front façade.

Public Comments

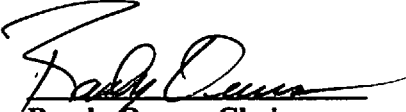
Chair Owens opened the Public Hearing. With no one approaching the Commissioners, Chair Owens closed the Public Hearing.

Board Action

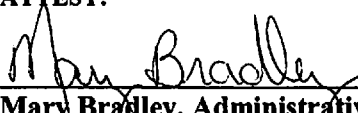
A motion was made by Commissioner Ahmed, and seconded by Commissioner Williams, to recommend approval for ZC 2016-04, amending Planned Development Ordinance 2014-42, Kingsbridge Addition. Motion carried 5 – 0.

ADJOURNMENT

A motion was made by Commissioner Stiller, and seconded by Commissioner McCrossin to adjourn the meeting at 7:07PM. All Commissioners were in consensus.


Randy Owens, Chair

ATTEST:


Mary Bradley, Administrative Assistant